

PHA Plans

Annual Plan for Fiscal Year 2001

The Housing Authority of the City of East Point
East Point, Georgia

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

PHA Plan Agency Identification

PHA Name: The Housing Authority of the City of East Point

PHA Number: GA078

PHA Fiscal Year Beginning: 10/2001

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☐ PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☐ PHA local offices
- ☒ Main administrative office of the local government
- ☐ Main administrative office of the County government
- ☐ Main administrative office of the State government
- ☒ Public library
- ☐ PHA website
- ☒ Resident Council Office

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- ☒ Main business office of the PHA
- ☐ PHA development management offices
- ☒ Resident Council Office

Annual PHA Plan
PHA Fiscal Year 2001
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

☒ **Standard Plan**

Streamlined Plan:

- ☐ **High Performing PHA**
- ☐ **Small Agency (<250 Public Housing Units)**
- ☐ **Administering Section 8 Only**

☐ **Troubled Agency Plan**

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

The focus of the Fiscal Year 2001 Annual Plan for the East Point Housing Authority will be to continue to increase the number and quality of affordable housing units available to low income families by improving maintenance and management operations, reducing overhead costs, and accelerating the schedule of redevelopment activities. The FY 2001 activities will be directed towards continued improvement of the systems, procedures and administrative structure of the Agency. In an effort to continue to improve the delivery of services to the residents of the Housing Authority and the families on the waiting list, the primary goal will be to maximize strategies geared toward resident self-sufficiency combined with affordable housing.

Initiatives are planned to continue to increase the number and quality of available units through the capitalization of a redevelopment investment strategy. Efforts will be directed to continue to coordinate and prioritize the acquisition of housing stock including single family homes, through the implementation of a community-based housing plan. A comprehensive homeownership development venture has been initiated by focusing on the leveraging of public and private partnerships, thereby, increasing the affordability quotient for residents of the Housing Authority.

Management initiatives will include comprehensive training seminars designed to provide staff with the additional support needed for service delivery. The Housing Authority will also strive to continue to increase the utilization and availability of supportive services. This type of service proliferation has improved the self-sufficiency of Housing Authority

residents. An additional objective of this Annual Plan will be to continue to target the deconcentration of poverty within Fulton County, particularly the city of East Point.

In FY 2001, the Housing Authority will continue to strengthen the existing resident non-profit. Through the creation of additional resident businesses and employment opportunities, the housing and service delivery options to residents will be improved. The Nelms House will be provided with continued opportunities for entrepreneurship and employability skills through the implementation of the ROSS Grant with the ultimate goal targeting the initiation of a contract between the Housing Authority and the Resident Council.

The Housing Authority will continue to implement a comprehensive screening program in which residents will contribute to the “decision making” as partners in the selection process. Concentrated law enforcement efforts, including an on-site substation, have improved the community policing initiatives available to the Housing Authority. Residents and staff will continue to be provided with motivational enhancements to aid in the effective management of the Agency in meeting the established goals and objectives.

The East Point Housing Authority has achieved the objectives established for FY 2000. A detailed evaluative summary was provided to the Board of Commissioners with a checklist highlighting goal accomplishment. It is the intent of the Agency to “move ahead” with the goals established in the Five Year Plan and to continue the momentum. All objectives and strategies established in FY 2001 are consistent with the Five-Year Plan (2000-2004) /as they are a continuation of efforts and resources.

It is the intent of the East Point Housing Authority to upgrade the agency to a status of “high performer” through new leadership initiatives. Public housing in the city of East Point should be referred to as “housing of choice” versus of “housing of last resort”.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Attachments:

- ga078a01 (Attachment A) FY-2001 PHDEP Template
- ga078b01 (Attachment B) Capital Fund Program 5-Year Plan for Modernization
- ga078c01 (Attachment C) FY-2001 Capital Fund Program Annual Statement
- ga078d01 (Attachment D) Annual Statement Performance and Evaluation Reports
FY1999, FY2000
- ga078e01 (Attachment E) Deconcentration and income Mixing Certification and
Deconcentration Plan

Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- ☒ FY 2001 Capital Fund Program Annual Statement
- ☒ Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- ☒ Deconcentration and Income Mixing

Optional Attachments:

- ☒ FY 2001 Capital Fund Program 5 Year Action Plan
- ☒ Public Housing Drug Elimination Program (PHDEP) Plan
- ☒ Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation:	Annual Plan: Eligibility, Selection, and Admissions

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
NA	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
NA	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
NA	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
NA	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
NA	Approved or submitted public housing homeownership	Annual Plan:

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	programs/plans	Homeownership
NA	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
NA	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

The East Point Housing Authority has reviewed the Consolidated Plan of the Jurisdiction/East Point, Georgia 1995-2015, and all information included in the Housing Authority Five-Year Plan and Annual Summary are consistent with the goals and objectives of the referenced document.

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Locatio n

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Locatio n
Income <= 30% of AMI	28,814	5	3	3	3	2	2
Income >30% but <=50% of AMI	8,437	5	3	3	3	2	2
Income >50% but <80% of AMI	2,344	4	3	3	3	2	2
Elderly	12,945	4	2	4	4	1	4
Families with Disabilities	NA	NA	NA	NA	NA	NA	NA
White	6,376	3	2	3	4	3	4
Black Non Hispanic	30,949	4	2	2	2	2	4
Hispanic	2,998	4	2	2	3	2	3

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- ☒ Consolidated Plan of the Jurisdiction/s: East Point, Georgia
Indicate year: 1995-2005.
- ☒ U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS")
dataset: from Aspen Systems on the HUD website.
- ☒ HUD Income Limits for East Point, Georgia effective 3/9/01

B. Housing Needs of Families on the Public Housing and Section 8 Tenant-Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- ☐ Section 8 tenant-based assistance
☒ Public Housing
☐ Combined Section 8 and Public Housing
☐ Public Housing Site-Based or sub-jurisdictional waiting list (optional)
 If used, identify which development/sub jurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	239		52%
Extremely low income <=30% AMI	231	97	
Very low income (>30% but <=50% AMI)	8	3	
Low income (>50% but <80% AMI)	0	0	
Families with children	232	97	
Elderly families	0	0	
Families with Disabilities	4	2	
Black	235	98	
White	4	2	

Characteristics by Bedroom Size (Public Housing Only)

0BR	0	0	
1BR	40	17	
2 BR	113	47	
3 BR	84	35	
4 BR	13	10	
5 BR	5	4	
5+ BR	0	0	

Is the waiting list closed (select one)? ☐ No ☒ Yes

If yes:

How long has it been closed (# of months)? 12

Does the PHA expect to reopen the list in the PHA Plan year? ☐ No ☒ Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? ☒ No ☐ Yes

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance <input type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/sub jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	118		50%
Extremely low income <=30% AMI	103	87	
Very low income (>30% but <=50% AMI)	15	13	
Low income (>50% but <80% AMI)	0	0	
Families with children	111	94	
Elderly families	4	3	
Families with Disabilities	8	7	
Black	115		
White	3		
Characteristics by Bedroom Size (Public Housing Only)			
1BR	5		
2 BR	18		
3 BR	17		
4 BR	4		
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: How long has it been closed (# of months)? 26 Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

In the upcoming year, the East Point Housing Authority will be directing its efforts to maximizing the number of affordable units available to the Agency by (1) reducing the number of vacancies, (2) reducing the turnaround time for routine vacancies, and (3) marketing to groups under represented on the waiting list in comparison to the availability of units. The East Point Housing Authority will also aggressively pursue homeownership opportunities for residents through the establishment of partnerships with public and private enterprise. The components of this strategy were developed in consultation with the resident council, and other public and private non-profit housing agencies and reflects the Housing Authority's mission of utilizing all available resources as efficiently as possible to accomplish its overall mission.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- ☒ Employ effective maintenance and management policies to minimize the number of public housing units off-line
- ☒ Reduce turnover time for vacated public housing units
- ☒ Reduce time to renovate public housing units
- ☒ Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- ☒ Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- ☒ Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- ☒ Participate in the Consolidated Plan development process to ensure coordination with broader community strategies

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- ☒ Apply for additional section 8 units should they become available
- ☒ Leverage affordable housing resources in the community through the creation of mixed - finance housing
- ☒ Pursue housing resources other than public housing or Section 8 tenant-based assistance.

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

Select all that apply

- ☒ Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- ☒ Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- ☒ Employ admissions preferences aimed at families with economic hardships
- ☒ Adopt rent policies to support and encourage work

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- ☒ Employ admissions preferences aimed at families who are working
- ☒ Adopt rent policies to support and encourage work

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- ☒ Seek designation of public housing for the elderly
- ☒ Apply for special-purpose vouchers targeted to the elderly, should they become available

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- ☒ Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- ☒ Affirmatively market to local non-profit agencies that assist families with disabilities

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- ☒ Affirmatively market to races/ethnicities shown to have disproportionate housing needs

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- ☒ Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- ☒ Market the section 8 program to owners outside of areas of poverty /minority concentrations

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- ☒ Funding constraints
- ☒ Staffing constraints
- ☒ Limited availability of sites for assisted housing
- ☒ Extent to which particular housing needs are met by other organizations in the community
- ☒ Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- ☒ Influence of the housing market on PHA programs
- ☒ Community priorities regarding housing assistance
- ☒ Results of consultation with local or state government
- ☒ Results of consultation with residents and the Resident Advisory Board
- ☒ Results of consultation with advocacy groups

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the

following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2001 grants)	3,989,034	
a) Public Housing Operating Fund	1,097,687	
b) Public Housing Capital Fund	901,296	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	1,771,382	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	118,669	
g) Resident Opportunity and Self-Sufficiency Grants	100,000	
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below) the EPHA has no unobligated funds for any of the grant years.	0	
3. Public Housing Dwelling Rental Income	602,740	PH Operations
4. Other income (list below)	220,570	PH Operations
Interest on investments	10,070	
Other (Excess Utilities, Maintenance Charges)	210,500	
5. Non-federal sources (list below)		
Total resources	4,812,344	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

☒ Other: (describe): verify at time of application

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- ☒ Criminal or Drug-related activity
- ☒ Rental history
- ☒ Housekeeping
- ☒ Credit History
- ☒ Verity of Application
- ☒ Ability to comprehend and understand the lease
- ☒ Successful completion of pre-occupancy training

c. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. ☒ Yes ☐ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2)Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- ☒ Community-wide list
- ☐ Sub-jurisdictional lists
- ☐ Site-based waiting lists
- ☐ Other (describe)

b. Where may interested persons apply for admission to public housing?

- ☒ PHA main administrative office
- ☐ PHA development site management office

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?

2. ☐ Yes ☐ No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?

3. ☐ Yes ☐ No: May families be on more than one list simultaneously
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- ☐ PHA main administrative office
- ☐ All PHA development management offices
- ☐ Management offices at developments with site-based waiting lists
- ☐ At the development to which they would like to apply
- ☐ Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- ☐ One
- ☒ Two
- ☐ Three or More

b. ☒ Yes ☐ No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

☐ Yes ☒ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- ☒ Emergencies
- ☒ Overhoused

- ☒ Underhoused
- ☒ Medical justification
- ☐ Administrative reasons determined by the PHA (e.g., to permit modernization work)
- ☐ Resident choice: (state circumstances below)
- ☐ Other: (list below)

c. Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- ☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☐ Victims of domestic violence
- ☐ Substandard housing
- ☐ Homelessness
- ☐ High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- ☒ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☒ Residents who live and/or work in the jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

(1) Date and Time

Former Federal preferences:

Involuntary Displacement (Disaster, Government Action, Action of Housing
Owner, Inaccessibility, Property Disposition)
Victims of domestic violence
Substandard housing
Homelessness
High rent burden

Other preferences (select all that apply)

- (2) Working families and those unable to work because of age or disability
☐ Veterans and veterans' families
(2) Residents who live and/or work in the jurisdiction
☐ Those enrolled currently in educational, training, or upward mobility programs
☐ Households that contribute to meeting income goals (broad range of incomes)
☐ Households that contribute to meeting income requirements (targeting)
☐ Those previously enrolled in educational, training, or upward mobility programs
☐ Victims of reprisals or hate crimes
☐ Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

- ☐ The PHA applies preferences within income tiers
☒ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- ☒ The PHA-resident lease
☒ The PHA's Admissions and (Continued) Occupancy policy
☐ PHA briefing seminars or written materials
☐ Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- ☐ At an annual reexamination and lease renewal
☒ Any time family composition changes
☐ At family request for revision
☐ Other (list)

(6) Deconcentration and Income Mixing

a. ☐ Yes ☒ No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing? **A thorough PHA analysis was conducted in August 2001 and indicated the Agency's developments do not have average incomes above or below 85% to 115% of the average incomes of all developments. SEE ATTACHMENT E**

b. ☐ Yes ☒ No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

☐ Adoption of site-based waiting lists

If selected, list targeted developments below:

☐ Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments

If selected, list targeted developments below:

☐ Employing new admission preferences at targeted developments

If selected, list targeted developments below:

☐ Other (list policies and developments targeted below)

c. ☐ Yes ☒ No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

☐ Additional affirmative marketing

☐ Actions to improve the marketability of certain developments

☐ Adoption or adjustment of ceiling rents for certain developments

☐ Adoption of rent incentives to encourage deconcentration of poverty and income-mixing

☐ Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

☐ Not applicable: results of analysis did not indicate a need for such efforts

☐ List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- ☐ Not applicable: results of analysis did not indicate a need for such efforts
☐ List (any applicable) developments below:

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- ☒ Criminal or drug-related activity only to the extent required by law or regulation
☐ Criminal and drug-related activity, more extensively than required by law or regulation
☐ More general screening than criminal and drug-related activity (list factors below)
☐ Other (list below)

b. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d. ☒ Yes ☐ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- ☐ Criminal or drug-related activity
☒ Other (describe below)

We respond to direct questions as to past rental history, problems and/or damage claims.

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- ☒ None
☐ Federal public housing
☐ Federal moderate rehabilitation
☐ Federal project-based certificate program
☐ Other federal or local program (list below)

- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- ☒ PHA main administrative office
☐ Other (list below)

(3) Search Time

- a. ☐ Yes ☒ No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

(4) Admissions Preferences

- a. Income targeting

- ☒ Yes ☐ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

- b. Preferences

1. ☐ Yes ☒ No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- ☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
☐ Victims of domestic violence
☐ Substandard housing
☐ Homelessness

☐ High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- ☒ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☒ Residents who live and/or work in your jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

(1) Date and Time

Former Federal preferences

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
Victims of domestic violence
Substandard housing
Homelessness
High rent burden

Other preferences (select all that apply)

- (2) ☒ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- (2) ☒ Residents who live and/or work in your jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- ☒ Date and time of application
- ☐ Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)

- ☐ This preference has previously been reviewed and approved by HUD
☒ The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- ☐ The PHA applies preferences within income tiers
☒ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply) The East Point Housing Authority does not have special purpose Section 8 programs.

- ☐ The Section 8 Administrative Plan
☐ Briefing sessions and written materials
☐ Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- ☐ Through published notices
☐ Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA’s income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- ☒ The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted

monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- ☐ The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- ☐ \$0
☐ \$1-\$25
☒ \$26-\$50

2. ☐ Yes ☒ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

c. Rents set at less than 30% than adjusted income

1. ☐ Yes ☒ No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- ☐ For the earned income of a previously unemployed household member
☐ For increases in earned income
☐ Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

- ☐ Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:

- ☐ For household heads
☐ For other family members
☐ For transportation expenses
☐ For the non-reimbursed medical expenses of non-disabled or non-elderly families
☐ Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income)
(select one)

- ☐ Yes for all developments
☐ Yes but only for some developments
☒ No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- ☐ For all developments
☐ For all general occupancy developments (not elderly or disabled or elderly only)
☐ For specified general occupancy developments
☐ For certain parts of developments; e.g., the high-rise portion
☐ For certain size units; e.g., larger bedroom sizes
☐ Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- ☐ Market comparability study
☐ Fair market rents (FMR)
☐ 95th percentile rents
☐ 75 percent of operating costs
☐ 100 percent of operating costs for general occupancy (family) developments
☐ Operating costs plus debt service
☐ The "rental value" of the unit
☐ Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- ☐ Never
☐ At family option
☒ Any time the family experiences an income increase
☐ Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
☐ Other (list below)

- g. ☐ Yes ☒ No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- ☒ The section 8 rent reasonableness study of comparable housing
☒ Survey of rents listed in local newspaper
☐ Survey of similar unassisted units in the neighborhood
☐ Other (list/describe below)

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

- a. What is the PHA's payment standard? (select the category that best describes your standard)

- ☒ At or above 90% but below 100% of FMR
☐ 100% of FMR
☐ Above 100% but at or below 110% of FMR
☐ Above 110% of FMR (if HUD approved; describe circumstances below)

- b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- ☐ FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
☒ The PHA has chosen to serve additional families by lowering the payment standard
☒ Reflects market or submarket
☐ Other (list below)

- c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- ☐ FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
☐ Reflects market or submarket
☐ To increase housing options for families
☐ Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- ☒ Annually
☐ Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- ☒ Success rates of assisted families
☒ Rent burdens of assisted families
☐ Other (list below)

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- ☐ \$0
☐ \$1-\$25
☒ \$26-\$50

b. ☐ Yes ☒ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- ☐ An organization chart showing the PHA's management structure and organization is attached.
- ☒ A brief description of the management structure and organization of the PHA follows:
The organizational structure of the East Point Housing Authority includes a management team that combines a high level of training and expertise with many years of experience establishing, operating, and monitoring PHA programs including grants. PHA management team includes expertise in the following:
- Accounting & Funds Management
 - Contract & Project Management
 - Program Design & Delivery
 - Maintenance & Modernization
 - Resident Services

An organizational chart was also submitted with the initial filing of the FY 2000–2004 Five-Year Plan.

B. HUD Programs Under PHA Management

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	483	35%
Section 8 Vouchers		
Section 8 Certificates	226	20%
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)	483	
Other Federal Programs (list individually)		
ROSS Resident Management & Business Development	100	10%

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

Section 8 & Public Housing Maintenance and Management: (list below)

Management

- Admissions & Continued Occupancy Policy
- Section 8 Administrative Plan
- Personnel Policy
- Procurement Policy
- Pet Policy
- Asset Management Plan
- Lease & Grievance Policy

Maintenance

- Preventive Maintenance Contracts
- Grass Cutting Contract
- Elevator Maintenance Contract (@ GA078-05)
- Painting Contract
- Pest Control Contract (including cockroaches)
- Cleaning Contract
- Smoke Detector/Emergency Service Contract
- Emergency Generator (@ GA078-05)
- Fire Extinguisher Maintenance

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

1. ☒ Yes ☐ No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- ☒ PHA main administrative office
☐ PHA development management offices
☐ Other (list below)

B. Section 8 Tenant-Based Assistance

1. ☒ Yes ☐ No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- ☒ PHA main administrative office
☒ Other (list below): Section 8 Administrative office in writing

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template ~~OR~~ at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

☒ The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment C (ga078c01)

-or-

☐ The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template ~~OR~~ by completing and attaching a properly updated HUD-52834.

a.

☒ Yes ☐ No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

☒ The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment B (ga078b01)

-or-

☐ The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

B. HOPE VI and Public Housing Development and Replacement Activities (Not Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

- ☐ Yes ☒ No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)
 - ☐ Revitalization Plan under development
 - ☐ Revitalization Plan submitted, pending approval
 - ☐ Revitalization Plan approved
 - ☐ Activities pursuant to an approved Revitalization Plan underway

- ☐ Yes ☒ No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:

- ☐ Yes ☒ No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below:

- ☐ Yes ☒ No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below:

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. ☐ Yes ☒ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

- ☐ Yes ☐ No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description
1a. Development name: 1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)
5. Number of units affected: 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities [24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. ☒ Yes ☐ No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

- ☒ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description
1a. Development name: Nelms House
1b. Development (project) number: GA078-05
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(01/10/00)</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 100
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. ☐ Yes ☒ No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

- ☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:)

- ☐ Units addressed in a pending or approved HOPE VI Revitalization Plan
(date submitted or approved:)
- ☐ Requirements no longer applicable: vacancy rates are less than 10 percent
- ☐ Requirements no longer applicable: site now has less than 300 units
- ☐ Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. ☐ Yes ☒ No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

- ☐ Yes ☒ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name:	
1b. Development (project) number:	
2. Federal Program authority:	
<input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)	
3. Application status: (select one)	
<input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application	
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)	
5. Number of units affected:	
6. Coverage of action: (select one)	
<input type="checkbox"/> Part of the development <input type="checkbox"/> Total development	

B. Section 8 Tenant Based Assistance

1. ☒ Yes ☐ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description: The PHA has not developed a homeownership training program but will develop one through the FSS program in the upcoming year.

a. Size of Program

- ☒ Yes ☐ No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- ☒ 25 or fewer participants
☐ 26 - 50 participants
☐ 51 to 100 participants

☐ more than 100 participants

b. PHA established eligibility criteria

☐ Yes ☒ No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?
If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

☒ Yes ☐ No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? 06/01/00

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- ☒ Client referrals
- ☒ Information sharing regarding mutual clients (for rent determinations and otherwise)
- ☒ Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- ☒ Jointly administer programs
- ☐ Partner to administer a HUD Welfare-to-Work voucher program
- ☐ Joint administration of other demonstration program

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas?

(select all that apply)

- ☒ Public housing rent determination policies
- ☒ Public housing admissions policies
- ☒ Section 8 admissions policies
- ☐ Preference in admission to section 8 for certain public housing families
- ☒ Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA

- ☐ Preference/eligibility for public housing homeownership option participation
☐ Preference/eligibility for section 8 homeownership option participation

b. Economic and Social self-sufficiency programs

- ☒ Yes ☐ No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office/PHA main office/other provider name)	Eligibility (public housing or section 8 participants or both)
ROSS Grant	100	All residents of Nelms House	PHA office	Public Housing Resident
GED/Literacy Training Resume/Interviewing	60	None	Alpha Community Center	Public Housing
Computer Software Skills Training	62	GED Requirement	Alpha Community Center	Public Housing
Computer Repair	48	GED Requirement	Alpha Community Center	Public Housing

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	0	10 as of 06/14/01
Section 8	15	0 as of 06/14/01

- b. ☒ Yes ☐ No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?
 If no, list steps the PHA will take below:

The EPHA has revised the FSS Action Plan and specific steps to include a thorough restructuring of the Section 8 component including staff has been addressed to achieve the minimum program size required.

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- ☒ Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- ☒ Informing residents of new policy on admission and reexamination
- ☒ Actively notifying residents of new policy at times in addition to admission and reexamination.
- ☒ Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- ☒ Establishing a protocol for exchange of information with all appropriate TANF agencies

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

The East Point Housing Authority has complied with the Community Service Requirement for residents of government assisted housing. Partnership agreements have been established with the Workforce Development Office to assist with the placement and monitoring of this component. The Community Service Requirement policy is as follows:

SERVICE REQUIREMENT

Except for any family member who is an exempt individual, each adult resident of public housing must:

- 1) Contribute 8 hours per month of community service (does not include political activities); or
- 2) Participate in an economic self-sufficiency program for 8 hours per month; or
- 3) Perform 8 hours per month of combined community service and economic self-sufficiency.

Covered Residents

All public housing residents between the ages of 18 and 62 years of age who are not exempt.

EXEMPT RESIDENTS

Any public housing resident who is:

- 1) 62 years or older;

- 2) Blind or disabled and who certifies that because of this disability she or he is unable to comply with the requirement of the policy;
- 3) Primary caretaker of a person who is 62 years or older or who is blind or disabled;
- 4) Engaged in work activities;
- 5) Engaged in a work activity under the state program funded under Part A of Title IV of the Social Security Act, or under any other welfare program of the state, including a state administered welfare-to-work program;
- 6) Member of a family receiving assistance, benefits or services under a state program funded under Part A of Title IV of the Social Security Act, or under any other welfare program of the state, including a state administered welfare-to-work program and has not been found by the state to be in noncompliance with such a program;

VIOLATION OF SERVICE REQUIREMENT

Violation of the service requirement is grounds for nonrenewal of the twelve (12) months lease agreement, but not for termination of tenancy during the course of the twelve (12) months lease term.

COMMUNITY SERVICE

The performance of volunteer work or duties that are a public benefit, and that serve to improve the quality of life, enhance resident self-sufficiency, or increase resident self-responsibility in the community. Community service is not employment and may not include political activities.

QUALIFIED COMMUNITY SERVICE ORGANIZATION AND ACTIVITIES

As a convenience to covered residents, the Housing Authority will develop, post on the Authority's bulletin boards and provide to covered residents a list of qualified organizations (and activities) that have agreed to work with resident in helping them satisfy their community service requirement. Residents are not limited to the published list and are encouraged to identify other organizations and activities. To ensure compliance with this community service policy, residents should seek the Housing Authority's approval prior to volunteering for organizations or performing activities not included on the published list. It is the Housing Authority's policy to provide great latitude in approving community service organizations and activities.

DETERMINING RESIDENT STATUS

Per the Housing Authority's approved Admission and Continued Occupancy Policy (ACOP):

- The status of all applicant family members will be determined and families notified during the application process.
- During annual (or every three years for residents paying flat rents) re-certifications, the status of each family member will be reviewed and determined.
- Between re-certifications, residents are required to notify the Housing Authority within ten (10) days when there is a change in employment, income, family composition, or welfare-to-work training or employment activities. The Housing Authority will use this information to determine changes, if any, in family member status.

- Members will be informed verbally and in writing of their community service requirement.

ASSURING RESIDENT COMPLIANCE

The Housing Authority shall review and verify family compliance with service requirements annually at least thirty (30) days before the end of the twelve (12) month lease term. The Housing Authority will retain reasonable documentation of service requirement performance or exemption in resident family files.

If the Housing Authority determines that a covered family member has not complied with their service requirement, the Housing Authority will notify the family of this determination, describe the noncompliance and state the Authority will not renew the lease at the end of the twelve (12) month lease term unless:

- The family enters into an agreement with the Authority that the noncompliant family member will cure such noncompliance within the twelve (12) month term of the new lease while also satisfying the on-going service requirement.
- Or the family provides written assurance satisfactory to the Authority that the noncompliant family member no longer resides in the unit.

Families may request a grievance hearing on the Housing Authority's determination in accordance with the Authority's approved Grievance Procedure.

SIGNED CERTIFICATIONS

The Housing Authority management staff will provide signed certifications of any community service activities administered by the Authority. In a similar manner, organizations other than the Authority, who administer qualifying activities must provide signed certifications. The Housing Authority will provide covered residents with three part, prepaid post card size certification forms which the residents will present to the organization administering the qualifying activities for certification approval and signatures. The person(s) approved for signing the certifications will tear the three part, prepaid mailer form apart, give one copy to the resident, keep one copy, and drop the prepaid (and pre-addressed) part in the mail back to the Authority. The Authority will file the returned cards in each covered resident's file.

The following list of qualified service organizations and activities is presented as a convenience to covered residents. Covered residents are not limited to the following list and are encouraged to identify other organizations and activities.

Qualified Organizations

- East Point Housing Authority
- City of East Point, Georgia
- City of College Park, Georgia

- Fulton County
- Department of Health and Human Services
- Fulton County Health Department
- Fulton County and East Point Schools
- Local Hospitals

Qualified Activities

- Volunteer services to any qualified organization
 - Self-sufficiency activities such as education, training and self-improvement classes
 - Housing Authority or City Volunteer Trash Pick-up Day
 - Participation in monthly resident programs as presented by the Housing Authority
- Participation in scheduled and announced resident meetings as certified by the Housing Authority.

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- ☒ High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- ☒ High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- ☒ Residents fearful for their safety and/or the safety of their children
- ☒ Observed lower-level crime, vandalism and/or graffiti
- ☒ People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime

2. What information or data did the PHA use to determine the need for PHA actions to improve safety of residents (select all that apply).

- ☒ Safety and security survey of residents
- ☒ Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- ☒ Analysis of cost trends over time for repair of vandalism and removal of graffiti
- ☒ Resident reports
- ☒ PHA employee reports
- ☒ Police reports

- ☒ Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs

3. Which developments are most affected? (list below)
All developments are affected

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- ☒ Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
☒ Crime Prevention Through Environmental Design
☒ Activities targeted to at-risk youth, adults, or seniors
☐ Volunteer Resident Patrol/Block Watchers Program

2. Which developments are most affected? (list below)
All developments are affected

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- ☒ Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
☒ Police provide crime data to housing authority staff for analysis and action
☒ Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
☒ Police regularly testify in and otherwise support eviction cases
☒ Police regularly meet with the PHA management and residents
☒ Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services

2. Which developments are most affected? (list below)
All developments are affected

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- ☒ Yes ☐ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
☒ Yes ☐ No: Has the PHA included the PHDEP Plan for FY 2001 in this PHA Plan?

☒ Yes ☐ No: This PHDEP Plan is an AttachmentA (ga078a01)

14. PET POLICY

[24 CFR Part 903.7 9 (n)]

EAST POINT HOUSING AUTHORITY PET POLICY

1. Additional security deposit of \$100.00 of which no less than \$50.00 or not to exceed one months rent paid at the time for the pet move in. The remainder to be paid in increments of more or less than \$10.00 per month for each concurring month until the sum of \$100.00 is paid. The security deposit or any part thereof may not be used for any damages incurred on the unit unless directly related to said pet.
2. Demonstrate liability insurance coverage on the pet by the pet owners of no less than \$500,000/\$100,000, Bodily Injury and per occurrence, and to agree to assume responsibility for all debts incurred by said pet.
3. Signed statement assigning responsibility to no less than two persons to care for the pet in the event the pet owner dies, is incapacitated or is otherwise unable to care for the pet. (See last page).
4. The size of the pet is limited to a maximum of twenty pounds (adult weight).
5. Owner of the pet will be responsible for all cleanup (anywhere on the grounds or in the building). If pet owner is unable or contact with the tenant cannot be made a \$5.00 fine for each cleanup performed by the East Point Housing Authority will be assessed.
6. All pet owners must submit an up-to-date immunization record from a qualified veterinarian and must display a current license tag for said pet. Immunization records and pet license tags are to be re-certified at the time of the pet owners re-certification of tenant eligibility.
7. Flea control must be maintained and demonstrated at all times.
8. Limit one pet per unit. Pet must be neutered and will use designated pet areas only. Pets will not be allowed in any designated areas unless accompanied by a responsible person and is restrained on a leash or similar device.
9. A visiting pet will no be allowed accommodations for a period longer than fourteen (14) days and nights.
10. A pet owner must comply with all East Point Housing Authority, Fulton County, State of Georgia and Federal Regulations on animal regulatory laws.

11. A pet owner is in violation of the city ordinance on animal control when his or her animal causes objectionable noises, destroy or damages the property of others.
12. When litter boxes are in use, the pet owner will not change the litter more than twice each week and will separate pet waste litter when disposing of same.
13. Inspections other than those permitted under the lease can be made after proper notification and during reasonable hours if a complaint is received in writing and the East Point Housing Authority has reasonable grounds to believe that a nuisance or threat to health and safety of the occupants of the dwelling or surrounding areas.
14. In the event of a pet rule violation, the pet owner will have ten (10) days from date of service of notice to correct the violation, to remove the pet or to make a written request for a meeting to discuss said violations, but not to exceed fifteen (15) days from effective date of service of the notice. Failure to correct the violation or to request a meeting or to appear at a requested meeting may result in termination of tenancy.
15. If a pet is removed due to the death or incapacity of the pet owner and the two responsible parties are contacted and are unwilling or unable to remove the pet, or cannot be contacted, the pet will be removed and placed in a pet facility for a period not to exceed thirty (30) days. The cost of the animal care shall be borne by the pet owner or his or her estate.
16. All conditions must be met and lease signed before admitting said pet to the dwelling unit.

I, _____, having duly read the above pet rules, understand and agree to comply with said rules as long as I retain a pet on the Housing Authority premises.

TENANT'S

SIGNATURE: _____

WITNESS: _____

PET INFORMATION: Type of Pet: _____

Weight: _____

DATE APPROVED: _____

IMMUNIZATION RECORD: Type: _____

Date: _____

PERSON(S) TO CONTACT TO CARE FOR PET IN OWNERS ABSENCE:

Name: _____

Address: _____

Phone: (____) _____

Name: _____

Address: _____

Phone: (____) _____

COMMENTS OR SPECIAL CONDITIONS: _____

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. ☒ Yes ☐ No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. ☒ Yes ☐ No: Was the most recent fiscal audit submitted to HUD?
3. ☒ Yes ☐ No: Were there any findings as the result of that audit?
4. ☒ Yes ☐ No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? All
5. ☒ Yes ☐ No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. ☒ Yes ☐ No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
☐ Not applicable
☐ Private management
☐ Development-based accounting
☒ Comprehensive stock assessment
☐ Other: (list below)
3. ☐ Yes ☒ No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. ☒ Yes ☐ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

☐ Attached at Attachment (File name)

☒ Provided below:

A meeting with our Tenant Advisory Board was held on 5/29/01. The five members of the Resident Advisory Board (Charles Moore, Charles Sigman, Dorothy Morger, Etokia Webb, Carrie Wisdom) and 37 Residents attended the meeting. The RAB reviewed the Plan and work items and were very pleased with the plan being submitted. There were no comments that should be included as attachments.

3. In what manner did the PHA address those comments? (select all that apply)

☒ Considered comments, but determined that no changes to the PHA Plan were necessary.

☐ The PHA changed portions of the PHA Plan in response to comments
List changes below:

☐ Other:
There were no comments to address

B. Description of Election process for Residents on the PHA Board

1. ☐ Yes ☒ No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. ☐ Yes ☒ No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

☐ Candidates were nominated by resident and assisted family organizations

☐ Candidates could be nominated by any adult recipient of PHA assistance

☐ Self-nomination: Candidates registered with the PHA and requested a place on ballot

☒ Other: (describe)

An appointment of Carrie Wisdom was made by the Mayor of East Point, a five (5) year term which expires 11/15/04.

b. Eligible candidates: (select one)

- ☒ Any recipient of PHA assistance
- ☐ Any head of household receiving PHA assistance
- ☐ Any adult recipient of PHA assistance
- ☐ Any adult member of a resident or assisted family organization
- ☐ Other (list)

c. Eligible voters: (select all that apply)

- ☐ All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- ☐ Representatives of all PHA resident and assisted family organizations
- ☒ Other (list) The representative is selected from a list provided to the Mayor of the City of East Point

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: City of East Point, Georgia
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- ☒ The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- ☒ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- ☒ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- ☒ Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

The Consolidated Plan for the City of East Point identifies specific trends and needs for housing in the City. Page 114 identifies that the City of East Point has a higher proportion of pre-1940 homes than is common for the state as a whole. Therefore this factor indicates the lack of new home construction that is primarily associated with dynamic growth.

Also included in the Plan on page 188 states, "The most significant trend for East Point is the vacancy in the rental housing market." In 1990, one in five rental units was vacant. Page 120 indicates the rental rates in 1990 were below state averages, contributed to the high vacancy rate and the lack of new housing in the city.

Page 122 indicates that the trend is for the city to pursue more rental units, especially in downtown, where the city wants to increase the number of quality rental units. A priority for the City of East Point is to enforce city building codes, particularly on vacant properties, and also to build more single family homes.

The East Point Housing Authority undertakes programs that support all issues outlined in the City of East Point Consolidated Plan. Through its **public housing program**, the East Point Housing Authority (EPHA) administers and maintains 483 units of affordable rental housing in the community. Further, through its modernization program, the EPHA maintains these units to a high standard, which helps assure that the city has quality affordable rental dwellings available for residents needing government subsidized housing. Through its **Section 8 program**, the EPHA supports families in their ability to find suitable affordable housing in the City of East Point. The EPHA also ensures that local landlords maintain their properties to a high standard.

Through these programs, the EPHA increases the quantity of affordable housing, increases the pool of available renters, and helps contest the further decline of housing quality in the city. Therefore, as the primary goals for the Consolidated Plan are to develop viable urban communities by providing decent housing, a suitable living environment, and expanding economic opportunities for the low and moderate income persons, the EPHA is consistent with the goals established.

The EPHA has diligently worked to extend and strengthen partnership with government and private sector for the production and operation of affordable housing.

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

The Consolidated Plan for East Point (EPHA) supports the Five-Year Plan and Annual Summary by collaborating on the goals and partnerships established to create a commitment for providing affordable housing opportunities. The Consolidated Plan furthermore, has specifically identified that distressed communities within the City will require improved coordination between resources to address the goals and objectives established. Strategies that affirmatively further fair-housing are utilized to ensure that all residence of the City receive a safe and comfortable living environment. These commitments are components of the EPHA Five-Year Plan as they are grounded in the mission statement of the Agency.

D. Other Information Required by HUD

Criterion for identifying a “substantial deviation” from or “significant amendment or modification” to the PHA Plan

The Housing Authority of East Point, Georgia (EPHA) in the submission of the FY2001 Annual Plan has not deviated or significantly amended the goals and objectives established through the FY 2000-2004 Five-Year Plan. The EPHA will consider the following to be changes in its *Agency Plan* necessary and sufficient to require a full review by the Resident Advisory Board and by the Public Hearing process before a corresponding change in the Agency Plan can be adopted. A significant deviation or alteration would have included the following:

1. Any alteration of the Authority’s *Mission Statement*;
2. Any change or amendment to a stated Strategic Goal;
3. Any change or amendment to a stated Strategic Objective except in a case where the change results from the objective having been met;
4. Any introduction of a new Strategic Goal;
5. Any alteration in the Capital Fund Program Annual Plan that affects an expenditure greater than ten percent (10%) of the CFP Annual Budget for that year.

In setting the above criteria, the East Point Housing Authority intends by “Strategic Goal” specifically those items under those headings in its 5-Year Plan.

Because the Annual Plan already requires annual review by the Resident Advisory Board and by Public Hearing, the Authority believes this annual process sufficient to meet the spirit of the *Quality Housing and Work Responsibility Act of 1998*. It expects that changes to the Annual Plan will be primarily administrative in nature. It believes, however, as shown in item #5 above, that significant changes in its planned modernization expenditures should be subject to a resident/public process.

The East Point Housing Authority has also reviewed the requirements set out in HUD Notice PIH 99-51. It here incorporates the several additional criteria established by HUD for “substantial deviation” or “significant amendment or modification” to its Agency Plan. The EPHA will also consider the following events to require a public process before amending such changes to its Agency Plan.

- ☐ changes to rent or admissions policies or organization of the waiting list;
- ☐ additions of non-emergency work items (items not included in the current Annual Statement or 5-Year Plan) or change in use of replacement reserve funds under the Capital Fund;
- ☐ additions of new activities not included in the current PHDEP Plan and

- ❑ any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

The East Point Housing Authority acknowledges that an exception will be made by HUD to compliance with the above criteria for any of the above changes that are adopted to reflect changes in HUD regulatory requirements; such changes will not be considered significant amendments by HUD.

The East Point Housing Authority did not have any significant changes to the FY 2001 Annual Plan based on the criteria established as referenced for a significant alteration or deviation.

Use this section to provide any additional information requested by HUD.

Attachments

ga078a01 (Attachment A)	FY2001 PHDEP Template
ga078b01 (Attachment B)	Capital Fund Program 5-Year Plan for Modernization
ga078c01 (Attachment C)	FY2001 Capital Fund Program Annual Statement
ga078d01 (Attachment D)	Annual Statement/Performance & Evaluation Reports: FY1999, FY2000
ga078e01 (Attachment E)	Deconcentration and Income Mixing Certification and Deconcentration Plan

ga078a01. (Attachment A)

Public Housing Drug Elimination Program Plan

Note: THIS PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.

Annual PHDEP Plan Table of Contents:

1. General Information/History
2. PHDEP Plan Goals/Budget
3. Milestones
4. Certifications

Section 1: General Information/History

A. Amount of PHDEP Grant \$ 118,669

B. Eligibility type (Indicate with an "x") N1 _____ N2 _____ R X

C. FFY in which funding is requested 2001

D. Executive Summary of Annual PHDEP Plan

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. The summary must not be more than five (5) sentences long.

The Housing Authority of the City of East Point has an aggressive, coordinated program linking the resources of the Agency, residents, law enforcement, local government, social service agencies and community supporters. The Authority is located within Atlanta's High Intensity Drug Trafficking Area, therefore a varae of services are available for use. All PHA developments are included within a weed and seed jurisdiction. The Housing Authority will continue to utilize and interdictory toward prevention problem solving strategies. After school programs, educational tutorial, computer learning centers, and entrepreneurial opportunities will be funded through PHDEP awardment.

E. Target Areas

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area.

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)
Washington Carver	100	269
Hill Crest	100	281
Mantel Homes	148	421
OJ Hurd	35	109
Nelms House	100	103

F. Duration of Program

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an “x” to indicate the length of program by # of months. For “Other”, identify the # of months).

6 Months____ 12 Months X 18 Months____ 24 Months____ Other ____

G. PHDEP Program History

Indicate each FY that funding has been received under the PHDEP Program (place an “x” by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. For grant extensions received, place “GE” in column or “W” for waivers.

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Anticipated Completion Date
FY 2001	118,669	GA01DEP0780101			
FY 2000	106,231	GA01DEP0780100			
FY 1999	106,231	GA01DEP0780199			
FY1998	144,900	GA01DEP0780198			

Section 2: PHDEP Plan Goals and Budget

A. PHDEP Plan Summary

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences.

The East Point Housing Authority will fund PHDEP activities which are community based prevention strategies. The collaboration of resources will ensure a broad spectrum of activities and programs. All activities funded through FY2001 will include a continuation of programs previously deemed successful intervention and prevention strategies. The activities offered will include on-site substations, prevention programs for youth and adults, after school activities and self sufficiency directives. All proposed components will provide the linkages for prevention versus reaction strategies designed to foster a zero tolerance to crime reduction. The agency has made a commitment to continue to secure community partnerships to implement strategies that can be sustained over a period of time.

The Housing Authority has developed a comprehensive evaluation plan that is in implementation. Data analysis is utilized to assess impact of objectives, change in behavior and the number of program goals achieved.

B. PHDEP Budget Summary

Enter the total amount of PHDEP funding allocated to each line item.

FY <u>2001</u> PHDEP Budget Summary	
Budget Line Item	Total Funding
9110 - Reimbursement of Law Enforcement	55,000
9120 - Security Personnel	
9130 - Employment of Investigators	
9140 - Voluntary Tenant Patrol	
9150 - Physical Improvements	
9160 - Drug Prevention	63,669
9170 - Drug Intervention	
9180 - Drug Treatment	
9190 - Other Program Costs	0
TOTAL PHDEP FUNDING	118,669

PHDEP Plan Goals and Activities

In the tables below, provide information on the PHDEP strategy summarized above by budget line item. Each goal and objective should be numbered sequentially for each budget line item (where applicable). Use as many rows as necessary to list proposed activities (additional rows may be inserted in the tables). PHAs are not required to provide information in shaded boxes. Information provided must be concise—not to exceed two sentences in any column. Tables for line items in which the PHA has no planned goals or activities may be deleted.

9110 - Reimbursement of Law Enforcement					Total PHDEP Funding: \$55,000		
Goal(s)	Increase safety at the developments through comprehensive community policing strategies above and beyond baseline determined services.						
Objectives	Decrease crime and calls for service by 5% each year.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount/ Source)	Performance Indicators
1.Additional patrols and on-site substation			11/1/01	10/31/02	55,000		# hours on patrol. #/% & types of Calls for Service. #/% of UCR

9160 - Drug Prevention					Total PHDEP Funding: \$63,669		
Goal(s)	Provide activities and programs for residents that increase self sufficiency and provide a drug-free environment.						
Objectives	Have at least 50% of the youth and adults participate in a prevention program.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDep Funding	Other Funding (Amount /Source)	Performance Indicators
1. PAL, Inc.	30	116	11/1/01	10/31/02	20,000		#/% of children in the program and a list of each of their activities Attendance at conference
2. Crime Watch Conference	20	20	11/1/01	10/31/02	5,000		
2. GIRLS, Inc.	40	180	11/1/01	10/31/02	20,000		#/% of girls in program. #/% of volunteers. # hrs volunteers spend. Types of activities held
3. NUCUP, Inc.	35	361	11/1/01	10/31/02	9,000		#/% of youth in program. #/% of volunteers. # hrs volunteers spend. Types of activities held
4. Ft. McPherson	30	160	11/1/01	10/31/02	9,669		#/% in ea activity. # hrs spent in ea activity. Types of activities held.

Section 3: Expenditure/Obligation Milestones

Indicate by Budget Line Item and the Proposed Activity (based on the information contained in Section 2 PHDEP Plan Budget and Goals), the % of funds that will be expended (at least 25% of the total grant award) and obligated (at least 50% of the total grant award) within 12 months of grant execution.

Budget Line Item #	25% Expenditure of Total Grant Funds By Activity #	Total PHDEP Funding Expended (sum of the activities)	50% Obligation of Total Grant Funds by Activity #	Total PHDEP Funding Obligated (sum of the activities)
<i>e.g Item # 9120</i>	<i>Activities 1, 3</i>		<i>Activity 2</i>	
9110	Activity 1	55,000	Activity 1	55,000
9120				
9130				
9140				
9150				
9160	Activity 2	63,669	Activity 2	63,669
9170				
9180				
9190				
TOTAL		\$118,669		\$118,669

ga078b01

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name East Point Housing Authority				<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/H A-Wide	Year 1	Work Statement for Year 2 FFY Grant 2002 : PHA FY: 2002	Work Statement for Year 3 FFY Grant 2003 : PHA FY:2003	Work Statement for Year 4 FFY Grant 2004 : PHA FY2004 :	Work Statement for Year 5 FFY Grant 2005 : PHA FY2005 :
	Annual Statement				
PHA-Wide					
Operations		90,130.00	90,130.00	90,130.00	90,130.00
Management Imp.		180,259.00	180,259.00	180,259.00	180,259.00
Administration		90,130.00	90,130.00	90,130.00	90,130.00
Fees and Costs		45,065.00	45,065.00	45,065.00	45,065.00
GA078-01				240,310.00	495,712..00
GA078-02				255,402.00	
GA078-03		495,712.00	195,137.00		
GA078-04			300,575.00		
CFP Funds Listed for 5-year planning		901,296	901,296	901,296	901,296
Replacement Housing Factor Funds					

Part II: Supporting Pages—Work Activities

Capital Fund Program Tables Page 62

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year : (4) _____ FFY Grant: 2004 PHA FY: 2004			Activities for Year: _(5)_ FFY Grant: 2005 PHA FY: 2005		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
GA078-01 Hillcrest Apartments	Renovate Baths	240,310.00	GA078-01 Hillcrest Apartments	New Heating System	495,712.00
GA078-02 Washington Carver Homes	Renovate Baths	255,402.00			
<i>PHA WIDE</i>			<i>PHA WIDE</i>		
	Operations	90,130		Operations	90,130
	Management Imp	180,259		Management Imp.	180,259
	Administration	90,130		Administration	90,130
	Fees and Cost	45,065		Fees and Cost	45,065

Total CFP Estimated Cost

| \$901,296

| \$901,296

CAPITAL FUND PROGRAM TABLES START HERE**ga078c01**

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: EAST POINT HOUSING AUTHORITY		Grant Type and Number Capital Fund GA06P07850101 Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2001
X Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
LineNo.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	90,130			
3	1408 Management Improvements Soft Costs	180,259			
	Management Improvements Hard Costs				
4	1410 Administration	90,130			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	50,000			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	450,777			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	40,000			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)	901,296			
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs	30,000			
	Amount of Line XX related to Security—Hard Costs	145,259			
	Amount of line XX Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: EAST POINT HOUSING AUTHORITY		Grant Type and Number Capital Fund GA06P07850101 Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2001
X Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
LineNo.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Collateralization Expenses or Debt Service				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: EAST POINT HOUSING AUTHORITY		Grant Type and Number Capital Fund GA06P07850101 Capital Fund Program Grant No: Replacement Housing Factor Grant No:					Federal FY of Grant: 2001		
Development NumberName/ HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Obligate	Expended	
HA – WIDE	RESERVES		1406	1	65,130				
HA – WIDE	UPGRADE COMPUTERS		1406	8	25,000				
	TOTAL		1406		90,130				
HA – WIDE	SECURITY above baseline PHA Wide		1408	1	145,259				
HA – WIDE	GIRLS, INC.		1408	1	15,000				
HA – WIDE	P.A.L.		1408	1	15,000				
HA – WIDE	OFFICE EQUIPMENT		1408	5	5,000				
	TOTAL		1408		180,259				
HA – WIDE	WAGES EXEC DIR 58 %		1410	1	42,786				
HA – WIDE	WAGES FIN DIR 52 %		1410	1	26,408				
HA – WIDE	WAGES ACCT 48 %		1410	1	16,306				
HA – WIDE	WAGES ADM ASST 14 %		1410	1	4,630				
	TOTAL		1410		90,130				
HA – WIDE	FEES & COSTS		1430	1	50,000				
	TOTAL		1430		50,000				

Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)****Part II: Supporting Pages**

PHA Name: EAST POINT HOUSING AUTHORITY		Grant Type and Number Capital Fund GA06P07850101 Capital Fund Program Grant No: Replacement Housing Factor Grant No:					Federal FY of Grant: 2001		
Development Number Name/ HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Obligate	Expended	
GA 78 – 1	DOWNSPOUTS/GUTTERS/FASCIA		1460	100	50,000				
GA 78 – 3	REMODEL KITCHENS		1460	40	288,277				
GA 78 – 4	SOFFITS / FASCIA		1460	35	17,500				
GA 78 – 5	OUTSIDE OF BLDG.		1460	1	95,000				
	TOTAL		1460		450,777				
HA – WIDE	UPGRADE PHA TRUCKS		1475	2	40,000				
	TOTAL		1475		40,000				

Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)****Part III: Implementation Schedule**

PHA Name: East Point Housing Authority		Grant Type and Number Capital Fund Program No: GA06PO7850101 Replacement Housing Factor No:					Federal FY of Grant: 2001
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
RESERVES	9/30/02			9/30/04			
COMPUTERS	9/30/02			9/30/04			
PAL PROGRAM	9/30/02			9/30/04			
GIRLS, INC.	9/30/02			9/30/04			
SECURITY GA78-5	9/30/02			9/30/04			
OFFICE EQUIP	9/30/02			9/30/04			
WAGES	9/30/02			9/30/04			
FEES & COSTS	9/30/02			9/30/04			
GA 78 – 1	9/30/02			9/30/04			
GA 78 – 3	9/30/02			9/30/04			
GA 78 – 4	9/30/02			9/30/04			
GA 78 – 5	9/30/02			9/30/04			
TRUCKS	9/30/02			9/30/04			

CAPITAL FUND PROGRAM TABLES START HERE

ga078d01 Attachment D: Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: EAST POINT HOUSING AUTHORITY		Grant Type and Number Capital Fund GA06P07850100 Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2000
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 1 Submitted with Annual Plan)					
X Performance and Evaluation Report for Period Ending: 3-31-2001 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	88,144	88,144	88,144	49,040.00
3	1408 Management Improvements Soft Costs	0	173,320	173,320	122,847.65
	Management Improvements Hard Costs				
4	1410 Administration	0	88,144	88,144	69,040.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	74,000	38,183	38,183	0
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	719,293	493,646	493,686	0
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)	881,437	881,437	881,437	240,927.65
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line1408 Related to Security –Soft Costs	0	11,500	11,500	0
	Amount of Line1408 related to Security-- Hard Costs	0	30,000	30,000	3,411.00
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: EAST POINT HOUSING AUTHORITY		Grant Type and Number Capital Fund GA06P07850100 Capital Fund Program Grant No: Replacement Housing Factor Grant No:					Federal FY of Grant: 2000		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Obligate	Expended	
HA – WIDE	OPERATIONS		1406	1	173,320	88,144	88,144	49,040.00	Completed by 12/31/02
	TOTAL				173,320	88,144	88,144	49,040.00	
HA – WIDE	MANAGEMENT IMPROVEMETS								
HA – WIDE	P.A.L		1408	1	0	11,500	11,500	0	
HA- WIDE	Security above baseline		1408	1	0	30,000	30,000	3,411.00	
HA – WIDE	Replacement Reserves		1408	1	0	131,820	131,820	119,436.65	
	TOTAL		1408		0	173,320	173,320	122,847.65	
HA – WIDE	ADMINISTRATION		1410	1					
	WAGES EXEC DIR. 58%		1410	1	0	38,808	38,808	38,808	Under Contract
	WAGES FIN DIR 43%		1410	1	0	14,306	14,306	0	
	WAGES ACCT 49%		1410	1	0	23,979	23,979	23,979	
	WAGES ADM ASST 31%		1410	1	0	11,051	11,051	6,253	
	TOTAL		1410		0	88,144	88,144	69,040	
HA – WIDE	FEES & COSTS		1430	1					Under Contract
	A/E/ Fees and Design Cost				0	38,183	38,183	0	
	TOTAL		1430		0	38,183	38,183	0	
GA 78 – 2	REPAIR ROOFS		1460	20	0	24,200	24,200	0	Completed By 12/31/02
GA 78 – 2	REPAIR CEILINGS		1460	29	0	47,560	47,560	0	
	TOTAL		1460		0	71,760	71,760	0	

Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)****Part II: Supporting Pages**

PHA Name: EAST POINT HOUSING AUTHORITY		Grant Type and Number Capital Fund GA06P07850100 Capital Fund Program Grant No: Replacement Housing Factor Grant No:					Federal FY of Grant: 2000		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Obligate	Expended	
GA 78 – 3	REMODEL KITCHENS		1460	148	447,937	0	0	0	Completed by 3/31/02
GA 78 – 3	RENOVATE KITCHENS		1460	40	0	271,886	271,886	0	
	TOTAL		1460		447,937	271,886	271,886	0	
GA 78 – 5	UPGRADE ELEVATORS		1460	2	0	100,000	100,000	0	
GA 78 – 5	FIRE ALARM		1460	1	0	50,000	50,000	0	
	TOTAL		1460		0	150,000	150,000	0	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: EAST POINT HOUSING AUTHORITY			Grant Type and Number Capital Fund GA06P07850100 Capital Fund Program No: Replacement Housing Factor No:			Federal FY of Grant: 2000	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
OPERATIONS	9/30/01			9/30/03			
DRUG ELIMINATION	9/30/01			9/30/03			
SECURITY GA 78 – 5	9/30/01			9/30/03			
RESERVE	9/30/01			9/30/03			
FEES & COSTS	9/30/01			9/30/03			
GA 78 – 2	9/30/01			9/30/03			
GA 78 – 3	9/30/01			9/30/03			
GA 78 – 5	9/30/01			9/30/03			

CAPITAL FUND PROGRAM TABLES START HERE

ga078d01 Attachment D : Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: EAST POINT HOUSING AUTHORITY		Grant Type and Number COMP GRANT GA06P0780799 Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 1999
Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 3 Submitted with Annual Plan) X Performance and Evaluation Report for Period Ending: 3-31-2001 Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs	95,000	121,282	121,282	113,193.59
	Management Improvements Hard Costs				
4	1410 Administration	0	93,141	93,141	93,141.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	74,000	53,000	53,000	24,862.50
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	762,410	663,987	663,987	330,244.90
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)	931,410	931,410	931,410	561,441.99
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs	30,000	30,000	30,000	30,000
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: EAST POINT HOUSING AUTHORITY		Grant Type and Number COMP GRANT GA06P0780799 Capital Fund Program Grant No: Replacement Housing Factor Grant No:					Federal FY of Grant: 1999		
Development Number/NameHA- Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Obligate	Expended	
HA – WIDE	SECURITY above baseline PHA wide		1408	1	95,000	30,000	30,000	21,911.59	completed by 12/31/01
HA – WIDE	MAINTENANCE BLDG.		1408	1	0	91,282	91,282	91,282	Completed
	TOTAL		1408		95,000	121,282	121,282	113,193.59	
HA-WIDE	WAGES EXEC DIR 58%		1410	1	0	42,808	42,808	42,808	Completed
	WAGES FIN DIR 43%		1410	1	0	23,240	23,240	23,240	
	WAGES ACCT 49%		1410	1	0	17,593	17,593	17,593	
	WAGES ADM ASST 31%		1410	1	0	9,500	9,500	9,500	
	TOTAL		1410		0	93,141	93,141	93,141	
HA – WIDE	FEES & COSTS		1430	1	74,000	53,000	53,000	24,862.50	completed by 12/31/01
	TOTAL		1430		74,000	53,000	53,000	24,862.50	
GA 78 – 1	REPLACE DOWNSPOUTS		1460	20	20,000	0	0	0	
GA 78 – 1	REPLACE SOFFITS		1460	20	20,000	0	0	0	
GA 78 – 1	REPLACE LOCKS		1460	295	29,500	0	0	0	
	TOTAL		1460		69,500	0	0	0	
GA 78 – 2	REPLACE DOWNSPOUTS		1460	20	20,000	0	0	0	
GA 78 – 2	REPLACE SOFFITS		1460	20	20,000	0	0	0	
	TOTAL		1460		40,000	0	0	0	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: EAST POINT HOUSING AUTHORITY		Grant Type and Number COMP GRANT GA06P0780799 Capital Fund Program Grant No: Replacement Housing Factor Grant No:					Federal FY of Grant: 1999		
Development Number/NameHA- Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Obligate	Expended	
GA 78 – 3	REPLACE DOWNSPOUTS		1460	5	5,000	0	0	0	
GA 78 – 3	REPLACE SOFFITS		1460	5	5,000	0	0	0	
GA 78 – 3	REPLACE LOCKS / DEADBOLTS		1460	30	30,000	0	0	0	
GA 78 – 3	RENOVATE KITCHENS		1460	75	388,310	57,640	57,640	40,244.90	Completed by 12/31/01
GA 78 – 3	REBUILD UNITS		1460	2	0	90,000	90,000	90,000.00	
GA 78 - 3	REPLACE DHW		1460	75	22,500	0	0	0	
	TOTAL		1460		450,810	147,640	147,640	130,244.90	
GA 78 – 4	REPLACE LOCKS / DEADBOLTS		1460	70	7,000	0	0	0	
GA 78 – 4	REBUILD UNITS		1460	2	0	90,000	90,000	90,000.00	Completed
	TOTAL		1460		7,000	90,000	90,000	90,000.00	
GA 78 – 5	UPGRADE ELEVATORS		1460	2	177,300	250,000	250,000	0	Completed by 12/31/01
GA 78 – 5	REPLACE LOCKS / DEADBOLTS		1460	118	17,800	0	0	0	
GA 78 – 5	UPGRADE LOCKS CORE SYS.		1460	100	0	10,000	10,000	10,000.00	
GA 78 – 5	SMOKE ALARMS		1460	100	0	100,000	100,000	100,000.00	
GA 78 - 5	RENOVATE OFFICE / EQUIP		1460	5	0	66,347	66,347	0	
	TOTAL		1460		195,100	426,347	426,347	110,000.00	

Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)****Part III: Implementation Schedule**

PHA Name: EAST POINT HOUSING AUTHORITY		Grant Type and Number COMP GRANT GA06P07870799 Capital Fund Program No: Replacement Housing Factor No:					Federal FY of Grant: 1999
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
SECURITY above baseline PHA Wide	9/30/99			9/30/01	12/31/01		Contract extended to complete required work
MAINT BLDG.	9/30/99			9/30/01			
ADMINISTRATION	9/30/99			9/30/01			
FEES & COSTS	9/30/99			9/30/01	12/31/01		Contract extended to complete required work
GA 78 – 1	9/30/99			9/30/01			
GA 78 – 2	9/30/99			9/30/01			
GA 78 – 3	9/30/99			9/30/01	12/31/01		Contract extended to complete required work
GA 78 – 4	9/30/99			9/30/01			
GA 78 – 5	9/30/99			9/30/01	12/31/01		Contract extended to complete required work

Attachment E: Deconcentration and Income Mixing

6. Deconcentration and Income Mixing

- a. ☒ Yes ☐ No Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.
- b. ☐ Yes ☒ No Do any of these covered developments have average incomes above or below 85% to 115% of the average income of all such developments? If no, this section is complete. The East Point Housing Authority has reviewed and conducted a thorough analysis of all developments in August 2001. The data indicated no PHA developments have average incomes above or below 85% to 115% of the average incomes for all developments.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name :	Number of Units	Explanation (if any) [see step 4 at §903.2 (c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]

ATTACHMENT E

ADMISSIONS POLICY FOR DECONCENTRATION

Overview

Section 513 of the Quality Housing and Work Responsibility Act (QHWRA), enacted October 21, 1999 requires Public Housing Agencies to submit with their Annual Plan an admissions policy designed to provide for deconcentration of poverty and income mixing in public housing developments. The policy must be designed to bring lower income residents into higher income developments and higher income residents into lower income developments.

The Final Rule on Public Housing Agency Plans published in 24 CFR Part 903 requires that Public Housing Agencies determine and compare the relative tenant incomes of each development occupied predominantly by families with children by determining the average household income in all such developments combined and define higher income developments as those with where the average family income is over this average and lower income developments as those where the average family income is under this average. Public Housing Agencies are then required to consider what admissions policies or incentives, if any, will be needed to bring higher-income families into lower-income developments and vice versa.

The East Point Housing Authority has completed such an analysis and reports that the analysis shows that there are no properties that exceed or fall below the average income for predominantly family properties.

An analysis of the waiting list shows that none of the families on the waiting list have an adjusted family income of less than 30% of median. Therefore, wait list manipulation policies will not have a significant impact on achieving improvement in the income mixing at EPHA properties. The most effective policy that the EPHA can and will pursue in order to improve the income mix at EPHA properties will be to redouble its efforts to help as many current residents as possible to work towards self sufficiency in pursuing training opportunities and overcoming barriers to successful employment

The EPHA will consistently review the waiting list and insure that their continues to be an adequate income mixing for the assignment of units.

Section 4: Certifications

A comprehensive certification of compliance with respect to the PHDEP Plan submission is included in the “PHA Certifications of Compliance with the PHA Plan and Related Regulations.”

All certifications have been forwarded to HUD as per regulation Certifications forwarded include:

HUD Form 50070

HUD Form 50071

HUD Form LLL

PHA Certification of Compliance with the PHA Plans and related regulations

State Certification